

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting

May 17, 1994

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

**SUBJECT:** Z-3129 - Zone change to "LC" Light Commercial on Lots 1, 2, & 3, East Mission Addition; AND Zone change to "BB" Office District on Lots 1, 2, and the west 21 feet of Lot 3, Block 10, Eastridge Addition, located at the southeast corner of Kellogg and Mission Road. (District 2)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

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**MAPC Recommendation:** Approve, subject to replatting into one or two lots within one year and subject to staff comments. (11-0)

**Staff Recommendation:** Approve, subject to replatting into 1 or 2 lots within one year to obtain appropriate right-of-way, access controls, and setbacks.

**CPO Recommendation:** Approve (7-0-1)

**Background:** The Evangelical Lutheran Church requests a zone change from "A" Two Family Dwelling District to "LC" Light Commercial District and "BB" Office District, generally located at the southeast corner of Kellogg and Mission Road. The applicant proposes to rezone Lots 1, 2, & 3, of the East Mission Addition, which is currently occupied by the Evangelical Lutheran Church building, to "LC" Light Commercial. The applicant also proposes to rezone Lots 1, 2, and the west 21 feet of Lot 3, Block 10, of the Eastridge Addition, which front on Orme Street, to "BB" Office District. No specific use(s) are proposed for either application area. Evangelical Lutheran Church recently purchased a larger site at Broadmoor and 13th Street North for a new church facility. The applicant indicates they may be able to sell the property for a higher price if rezoned as requested.

The Comprehensive Plan identifies this general area on the south side of Kellogg for commercial uses. The Plan recommends (Goal III, B, 7) that portions of Kellogg are appropriate for highway-oriented, auto-related and non-retail commercial uses. In addition, the Planning Commission has an informal policy of supporting rezoning requests

for expanding businesses fronting on Kellogg, and Orme has been informally recognized as the southern boundary for commercial zoning. The Comprehensive Plan also recommends (Goal III, B, 8) that traffic generated by commercial activities be channeled to the closest major thoroughfare with minimum impact upon local residential streets.

Property to the east and west of the proposed "LC" Light Commercial zoning along Kellogg is currently zoned "LC" and characterized by strip commercial uses. Property to the east, west, and south of the proposed "BB" Office District is currently zoned "A" Two Family Dwelling District and developed with single family homes. If the Office District zoning is approved, the remaining residential homes on the north side of Orme, east of this site, will be pressured for nonresidential zoning as well, since the properties will be surrounded by "LC", and "BB" zoning. However, staff would only support non-residential zoning for those lots if they are tied to development along Kellogg and do not have direct access onto Orme. If "BB" Office District zoning is approved, the required replat should limit access to the north portion of the frontage on Mission Road, in order to minimize traffic along Orme and through the existing residential neighborhood.

CPO 2 recommended that the case be approved, with the request for a traffic study pertaining to concerns about additional traffic in the area. At the MAPC meeting, one citizen addressed the Commission regarding this case. There was no citizen concern expressed about traffic at the meeting.

**Recommendations/Actions:**

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council.
2. Return the item to MAPC for reconsideration, stating reasons.

( ) Published in The Daily Reporter on \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3129

Zone change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District  
Lot 1, Block 1, East Mission 2nd Addition to Wichita, Sedgwick County, Kansas;

AND

Zone change from the "A" Two-Family Dwelling District to the "BB" Office District  
Lot 2, Block 1, East Mission 2nd Addition to Wichita, Sedgwick County, Kansas.  
Generally located south of Kellogg Drive on the east side of Mission Road.

**SECTION 2.** That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, \_\_\_\_\_.

ATTEST:

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(SEAL) Pat Burnett, Deputy City Clerk

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Elma Broadfoot, Mayor

Approved as to form:

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Gary E. Rebenstorf, City Attorney

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